

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
July 22, 2008—9:00 AM

PRESENT

CHAIRMAN: Steve Wright
VICE CHAIRMAN: Marshall Atchley
SECRETARY: Jim Still
COUNTY PLANNER: Danny Searcy
PLANNING DIRECTOR: Hicks Owens

Mike Hager
Ronnie Harrill
Dwayne Harris
Jim Huffstickler
Phillip Miller

Approval of May Minutes.

Officer Elections—Motions were made and approved to re-elect Steve Wright as Chairman, Marshall Atchley as Vice Chairman, and Jim Still as Secretary.

Progress Report from Queen's Gap—Jim Kiefner.

Colarulo minor subdivision—Wishes to add a lot to an existing minor s/d. This originally had four lots, but the developer and surveyor were under the impression they could add two more lots at any time to complete the minor subdivision. PC discussed clarifying the interpretation of the ordinance. Motion to approve these added lots by Mike Hager; seconded by Dwayne Harris. Two members oppose while six members approve.

Discussion of Minor Subdivision Approval: Approved exemptions from the s/d ordinance should not be included in the "six" lots of the minor subdivision, based on the PC interpretation of the ordinance and must have a separate driveway abutting the state road rather than the private minor road. PC's interpretation is to consider a minor s/d up to the sixth lot, at which time the developer would sign an affidavit or plat notation that any further subdividing shall not be considered a minor subd. In response to a question regarding the private minor road, the Planner clarified that the only condition for a private minor road is a 45-ft. R/W. Grade is not a factor in the county's regulations. Motion by Mike Hager to interpret as discussed here, (up to 6 lots); seconded by Jim Huffstickler. PC votes unanimously to approve.

Mobile Home Park improvement discussion. In providing the requested data, the Planner polled other counties regarding development of mobile home parks. He provided the various scenarios and noted that most do require paved roads. Our standard is only 20 feet of gravel (no particular depth specified) and 2 graveled parking spaces per lot. Health Dept suggests no differentiation in mobile lots or regular residential lots. They want to suggest 30,000 SF per lot for septic and well. Will ask someone from health dept to come to August meeting and field questions. There is some sharing of wells and septic permitted, and the Health Department's Environmental Staff can best address those specifics next month.